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RADIATION LIMITED

PROPOSED DEVELOPMENT
15 MONEYHILL PARADE, UXBRIDGE ROAD, RICKMANSWORTH

TRANSPORT STATEMENT

1.0 INTRODUCTION

- 1.1 This Transport Statement has been prepared to consider the transport implications of developing land adjacent to 15 Moneyhill Parade, Uxbridge Road, Rickmansworth for a café and an extension to No 15 to provide 3 residential flats and an extension to the existing restaurant.
- 1.2 The development proposals are shown on the application drawings and include the provision of 2 parking spaces to the rear of the property.
- 1.3 Parking surveys have been undertaken to review the existing situation on the local highways including the service roads opposite the site.

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2.0 **SITE LOCATION AND DEVELOPMENT PROPOSALS**

Site Location

- 2.1 The location of the site is clearly shown on the application drawings at the end of a small terrace of shops and restaurants fronting Uxbridge Road approximately 1.0 kilometre from the centre of Rickmansworth.
- 2.2 The A412 Uxbridge Road is principal route and carries a significant level of traffic throughout the day. As with many principal urban roads, Uxbridge Road is a bus route and gives direct access to all forms of development including retail, industrial, and residential. Daytime parking restrictions are in force in the vicinity of the site together with 24 hour restrictions near to junctions.
- 2.4 There are several bus services along this section of Uxbridge Road linking the site to the centre of Rickmansworth, Watford and Hemel Hempstead. There is also the hourly service to Heathrow.
- 2.3 The site benefits from excellent access to local facilities including shops, schools, bus services and the rail station at Rickmansworth. It is considered to be a very sustainable location.

Development Proposals

- 2.3 The development proposals are to construct an extension to the side of No 15 to accommodate a café with a further extension to the rear to extend the existing Thai restaurant. The upper floors would be modified to provide 3 flats with 2 parking spaces to the rear.
- 2.4 Vehicular access to parking spaces is taken from the service road off Elm Road, which runs to the rear of the shops. No parking is to be provided for the café or restaurant and reliance will be made of the existing parking to the front of the shops and the service road opposite the site.

3.0 **EXISTING USE AND PARKING**

- 3.1 The existing use of the site is a Thai restaurant with a single residential 1 bedroom flat above.
- 3.2 Although there are 2 parking spaces to the rear of the site, it is understood that neither the restaurant nor the flat above any rights to use the spaces.

- 3.3 The restaurant relies on the parking provided immediately outside the site and across Uxbridge Road in the service road to the shops. It should be noted that nearly all the shops, cafes and restaurants along this section of Uxbridge Road rely on the same parking.
- 3.4 To establish the existing parking situation along this section of Uxbridge Road and Elm Road adjacent to the parade, brief surveys were undertaken on Thursday 10 January during the middle of the day and in the early evening.
- 3.5 The parking situation during the middle of the day was such that there were generally a few spaces always available given the 2 hour maximum stay and the turnover of spaces. The 2 hour maximum stay applies to the 5 spaces immediately outside the site and the Uxbridge Road side of the service road opposite. The kerbside of the service road has no restrictions.
- 3.6 The evening survey was undertaken around 9.00pm when the majority of the restaurants were open and occupied. Here again there was a turnover of spaces as customers collected takeaways etc. In the service road opposite there was an average of 18 spaces available over an hour period and 1 or 2 spaces available on the site frontage.
- 3.7 Elm Road had been fully parked during the middle of the day but at least 10 on-street parking places were available at 9.00pm.
- 3.8 It is appreciated that the weekend would be more popular, given the restaurants and fast food outlets along this section of Uxbridge Road, but the recent surveys give an indication of the availability of parking near the site.

4.0 PROPOSED USE

- 4.1 As stated earlier in this report, the development proposals are to extend the existing restaurant at No 15 and to build an extension to the side to accommodate a café.
- 4.2 It is considered unlikely that either of the above will attract any significant level of traffic over and above the existing, thus increasing parking demand. It is far more likely than the extensions will take advantage of the existing demand in the area.
- 4.3 The increase in the number of flats is 2 given the existing flat above the shops. These 2 flats are to be provided with a parking space each, which given the

location of the site is considered satisfactory. Any visitor parking can be accommodated in Elm Road or the service road opposite.

4.4 Any increase in traffic movement associated with the development proposals would be insignificant and have no material impact upon existing flows in the area.

5.0 **SUMMARY**

5.1 We would summarise our studies to date as follows:-

- (i) It is proposed to re-develop No 15 Moneyhill Parade for purposes of providing a new café and an extension to the existing Thai restaurant with 3 residential flats above. Two parking spaces are provided for the 2 new residential units to the rear of the site with access taken from the service road off Elm Road
- (ii) The site is exceptionally well located with respect to local facilities, schools, bus and the rail service at Rickmansworth approximately 1 kilometres from the site.
- (iii) The bus services along Uxbridge Road provide access to Rickmansworth, Watford, Hemel Hempstead and Heathrow.
- (iv) The existing uses on the site rely on on-street parking which is generally available given the results of the recent parking surveys.
- (v) It is considered unlikely that the development proposals will increase traffic in the area but will rely on existing demand. This should not unduly increase demand for parking.
- (vi) Given the above the site is considered to be in a very sustainable location.